

Oak Valley Village

BEAUMONT



Ground-Up Community Shopping Center
Opening in 2027

SEC Interstate 10 and Oak Valley Parkway, Beaumont, CA



CBRE

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The Location

Embedded in the Beaumont Community

Oak Valley Village is a 230,000 SF community center anchored by a 148,000 SF nationally recognized mass merchandiser and a 23,000 SF specialty grocer in Beaumont's high-growth retail corridor along Interstate 10. This premier site offers a rare opportunity to serve a rapidly expanding community with strong demand for convenient and high-quality shopping.

Why This Location?

- **High-traffic visibility** at Oak Valley Village Parkway & I-10, a major commuter and retail corridor.
- **Fast-growing residential market**, fueled by new master-planned communities.
- **Limited competition** in specialty grocery, creating a strong market demand.
- **Affluent and expanding customer base** seeking high-quality food and grocery options.
- **Excellent co-tenancy opportunities** with retail, dining, and essential services.



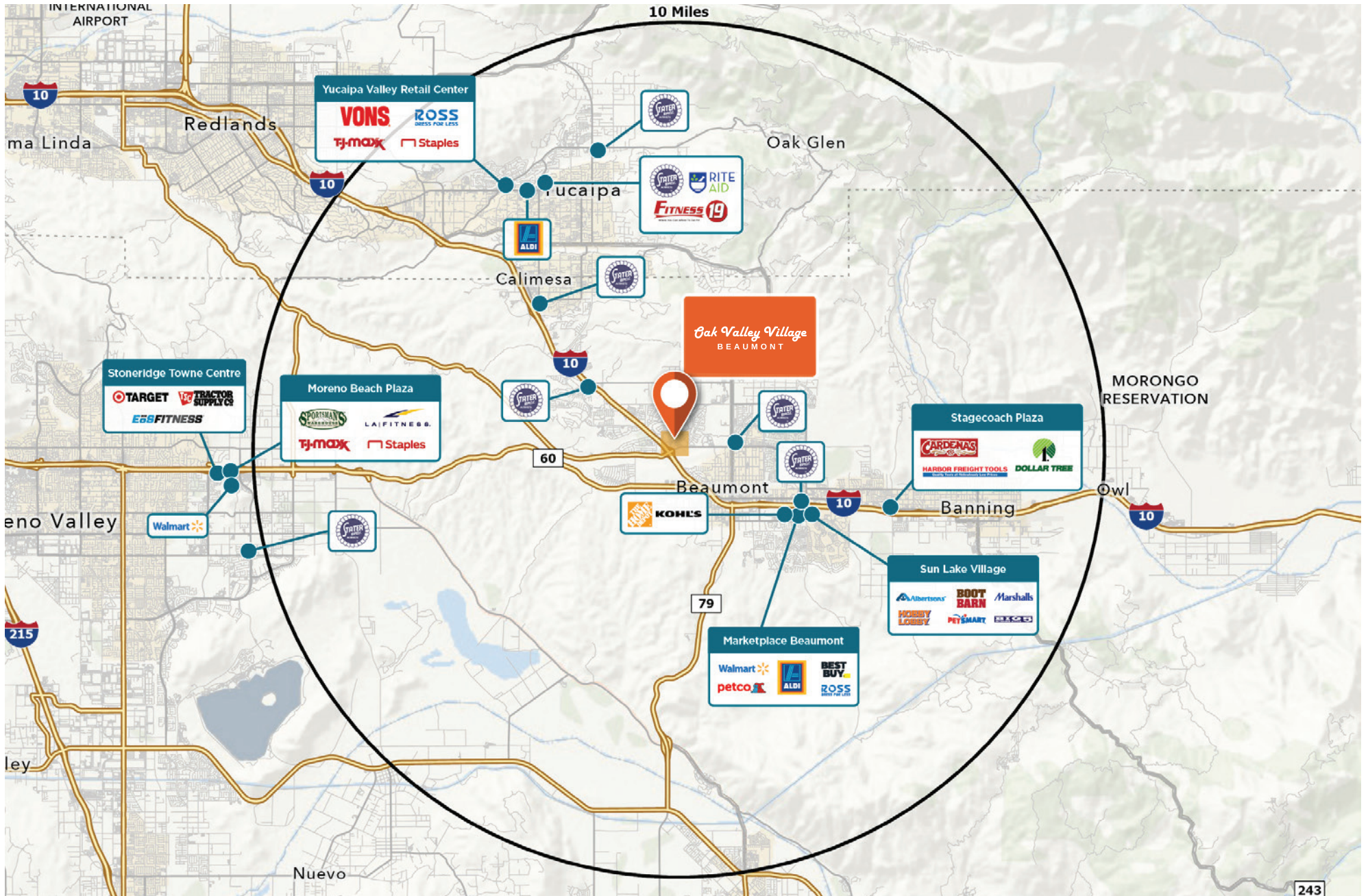
Oak Valley Village	3-Miles	5-Miles	10-Minute Drive Time
Population	56,020	96,015	93,226
Daytime Population	40,739	74,540	77,321
Average HH Income	\$123,008	\$118,656	\$108,716
Average Home Value	\$587,664	\$583,664	\$560,207



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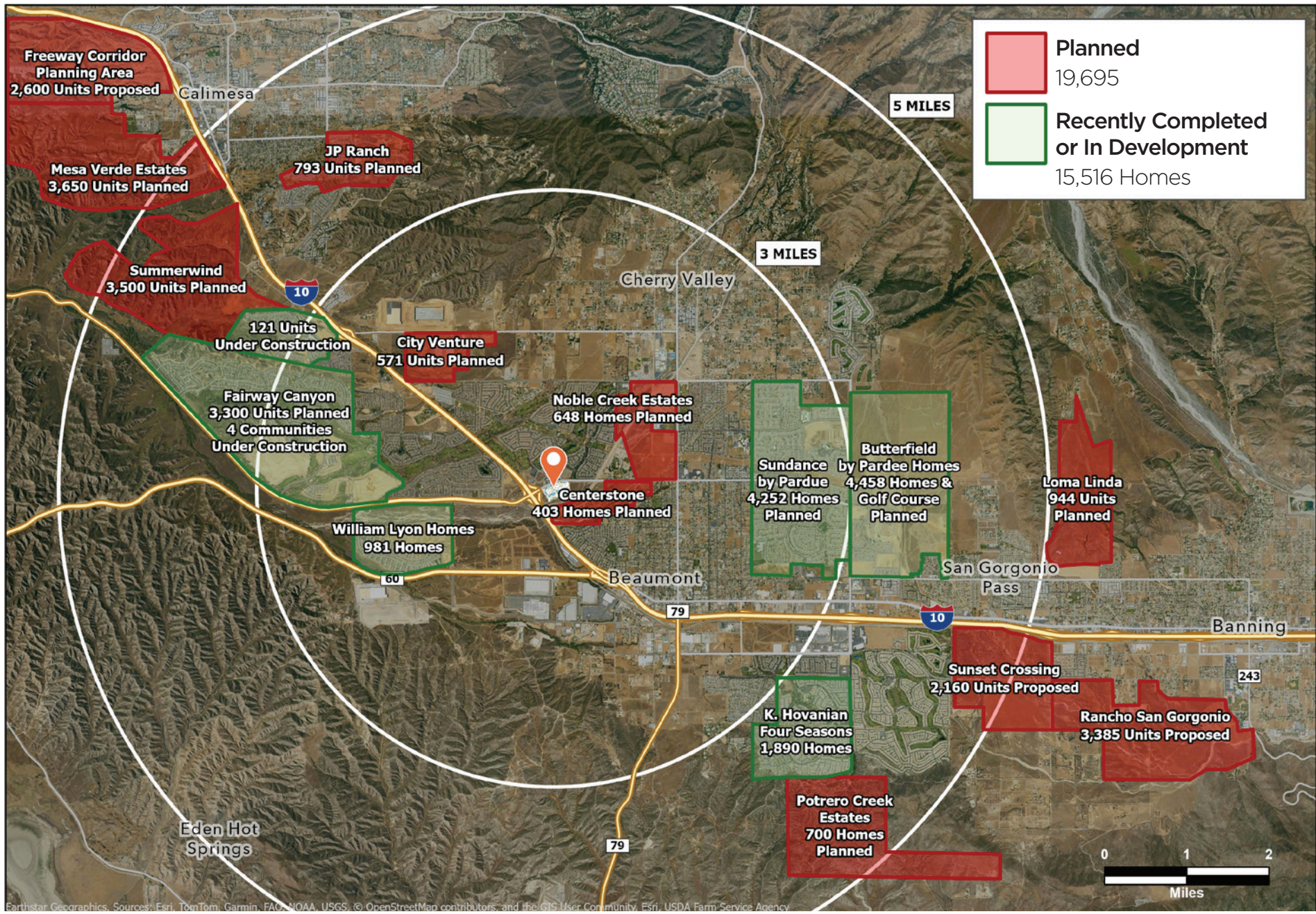
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Retail Competition

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Housing Development

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Intersection Aerial

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Center Size: 230,104 SF

UNIT #	SQ FT
A1	1,800
A2	1,200
A3	1,200
A4	1,200
A5	1,200
A6	2,600
B1	2,350
B2	1,200
B3	1,200
B4	1,750
B5	2,500
S11	1,500
S12	1,200
S13	1,200
S14	1,500
S15	1,290
S16	1,200
S21	1,200
S22	1,200
S23	1,200
S24	1,200
S25	2,800
S26	1,200
S27	2,200
M1	147,624
M2	23,262
R1	12,000
Pad C	5,623
Pad D	4,505



Site Plan

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About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 23 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.



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